



To Whom It May Concern:

The Bay Area Housing Advocacy Coalition (BayHAC) is pleased to endorse Greystar Group's proposed project at 141 Jefferson Drive, 180-186 Constitution Drive, in Menlo Park. After a detailed presentation from the project team, our Project Review Committee determined that the innovative project meets our high standards in addressing the regional affordability and displacement crisis.

The project would replace a warehouse site with 441 rental units and 42 for sale townhome units, as well as 73 permanently affordable subsidized homes. The team has made an innovative mix of uses for high density-housing. The homes are well-located near the largest employers in Menlo Park and will play a role in alleviating the regional housing shortage and job-housing imbalance.

The project emphasizes creation of community-available open space with a paseo at its heart. It will showcase the work of local artists and plans on incorporating a neighborhood-serving space such as a potential retail or cafe location. The design exceeds the city's 1:1 parking requirement, but is evaluating facilitating alternate transportation. While BayHAC would prefer to see less parking, we encourage this project to be seen as an opportunity for Menlo Park to provide more robust public transit to this area, which would lead to less reliance on individual cars.

The project is setting a high environmental target with LEED Gold equivalency, planning for all electric buildings, photovoltaic panels, 15% EVSE parking, 799 bike parking spaces, CalGreen fixtures and Energy Star appliances.

Greystar has taken part in extensive, and ongoing community outreach since project inception; it has hosted three formal community open houses and maintains active dialogues with ten community groups including: Menlo Park Chamber of Commerce, Belle Haven Neighborhood Association, Ravenswood Schools, Sequoia Union High School District, Street Code, Peninsula Clean Energy, Silicon Valley Leadership Group, and Housing Leadership Council of San Mateo County. In this process they have actively incorporated community input into its development, such as eliminating a vehicle entrance to the paseo to create more neighborhood benefit space. They have also reduced and softened the project's massing to better blend with the surrounding community.

Ultimately, BayHAC is proud to endorse this project proposal, which will provide well-designed, well-placed homes, helping to alleviate our housing shortage.

Sincerely,

A handwritten signature in blue ink that reads "Todd David".

Todd David, *Executive Director*
Bay Area Housing Advocacy Coalition